

COUNTY COUNCIL'S UPDATED ARCHAEOLOGY RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application No: 17/02534/OUT-2

Proposal: OUTLINE - The construction of a business park of up to 60,000 sq.m (GEA) of flexible Class B1(a) office / Class B1(b) research & development floorspace; parking for up to 2,000 cars; and associated highways, infrastructure and earthworks

Location: Land North Of Bicester Avenue, Garden Centre, Oxford Road, Bicester.

Response date: 15th August 2018

This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

Comments:

In response to additional information received, OCC is able to withdraw the Archaeology objection raised in response dated 27th February 2018. Please see detailed officer comments below. All other points in OCC's responses of 27th February 2018 and 7th August 2018 continue to apply.

Officer's Name: David Flavin

Officer's Title: Senior Planning Officer

Date: 15th August 2018

Application no: 17/02534/OUT-2

Location: Land North Of Bicester Avenue, Garden Centre, Oxford Road, Bicester.

Archaeology

Recommendation:

No objection subject to conditions.

Following receipt of the amended Archaeological Evaluation Report on 13th August 2018, OCC are able to withdraw the Archaeology objection raised in our response dated 27th February 2018.

The archaeological evaluation did not record any significant archaeological deposits.

There remain archaeological deposits within this application site and across the wider Bicester 4 site. Should planning permission be granted, a staged programme of archaeological investigation will need to be undertaken across the site during the period of construction. This will need to be secured through appropriately worded conditions such as those set out below:

- 1) Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2018).

- 2) Following the approval of the Written Scheme of Investigation referred to in condition 1, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.

Reason – To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2018).

Officer's Name: Richard Oram

Officer's Title: Planning Archaeologist

Date: 15 August 2018
